



September 22, 2009

Community Wireless Structures, LLC
c/o Thomas A. Murray
2800 Shirlington Road, Suite 960
Arlington, VA 22206

Re: T-Mobile's proposal for antennas and equipment at
CWS 5: Broadland
Dulles Greenway
Exit 5 Eastbound ramp near the intersection of Claiborne Pkwy & Dulles Greenway
Louisa, VA 23093

Dear Mr. Murray:

T-Mobile seeks to improve its wireless telecommunications network in Loudoun County. As previously discussed T-Mobile engineers identified the Toll Road Investors Partnership II, LP's property as a candidate for locating an antenna site near Exit 5 of the Dulles Greenway. T-Mobile is interested in and motivated to finalize an arrangement that will allow it to install a wireless communications facility at this property.

1. Licensed Space: Owner shall grant to T-Mobile a license to use the following described areas for the duration of the term of the Agreement:
 - a) Equipment Space: T-Mobile shall have the right to use a 12' X 20' square foot portion of the proposed compound; this area will house wireless communications equipment.
 - b) Antenna Space: T-Mobile shall have the right to install up to Nine (9) panel antennas on the proposed tower at a mounting height of one hundred fifty feet (150') including Eighteen (18) 1 and 5/8 inch coax lines.
 - c) Accessory Space: T-Mobile shall have the right to install wires, cables, conduits and other ancillary and complimentary devices by, through and between the Equipment Space and the Antenna Space and the source of telephone and electric utility service.

Should you have any questions, please do not hesitate to contact me 240-264-8606. Thank you for your assistance with this matter.

A handwritten signature in black ink, appearing to be 'J. C.', written over a horizontal line.

T-Mobile Authorized Signatory

Please be advised that this is not contractually binding on the parties. This letter is only an expression of the basic terms and conditions to be incorporated in a formal written agreement. The parties shall not be contractually bound unless and until they execute a formal lease, which must be in the form and content satisfactory to each party in their sole discretion. Neither party may rely on this letter as creating any legal obligation of any kind.

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